030.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,140,900 / 1,140,900
					USE VALUE:	1,140,900 / 1,140,900
					ASSESSED:	1,140,900 / 1,140,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60	-62	HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAJCHRZAK JEREMY & NICHOLAS
Owner 2:	
Owner 3:	
Street 1:	5 FAIRFIELD DR
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	-
Owner 2:	-
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,608 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Stucco Exterior and 4486 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6608.000	637,500	8,800	494,600	1,140,900
Total Card	0.152	637,500	8,800	494,600	1,140,900
Total Parcel	0.152	637,500	8,800	494,600	1,140,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 254.35 | /Parcel: 254.3

Legal Description

User Acct

20685

GIS Ref

GIS Ref

Insp Date

08/11/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 030.0-0002-0013.0

!2492!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	637,500	8800	6,608.	494,600	1,140,900	1,140,900	Year End Roll	12/18/2019
2019	104	FV	489,900	8800	6,608.	525,500	1,024,200	1,024,200	Year End Roll	1/3/2019
2018	104	FV	489,900	8800	6,608.	383,300	882,000	882,000	Year End Roll	12/20/2017
2017	104	FV	457,200	8800	6,608.	333,800	799,800	799,800	Year End Roll	1/3/2017
2016	104	FV	457,200	8800	6,608.	284,400	750,400	750,400	Year End	1/4/2016
2015	104	FV	408,000	8800	6,608.	278,200	695,000	695,000	Year End Roll	12/11/2014
2014	104	FV	408,000	8800	6,608.	228,700	645,500	645,500	Year End Roll	12/16/2013
2013	104	FV	424,300	8800	6,608.	217,600	650,700	650,700		12/13/2012

PRINT

Date	Time
12/10/20	17:53:39

LAST REV

Date	Time
09/14/17	08:52:53
apro	
2492	

USER DEFINED

Prior Id # 1:	20685
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEGIACOMO JAMES	49057-457		2/28/2007		675,000	No	No		
DE LORENZO FELI	48436-68		11/2/2006	Family	1	No	No		
DE LORENZO FELI	33257-4		7/16/2001	Convenience	1	No	No		
DE LORENZO FELI	24870-13		9/22/1994		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2016	585	Redo Bat	14,800					remod bath
10/14/1997	613	Manual	3,000					WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/15/2009	Info At Door	189	PATRIOT
12/4/2008	MLS	MM	Mary M
5/22/2007	MLS	HC	Helen Chinal
4/28/2000	Missed Appt.	264	PATRIOT
2/22/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6608		Sq. Ft.	Site		0	80.	0.94	1									494,590						494,600	

Total AC/HA: 0.15170 | Total SF/SM: 6608 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 494,590 | Spl Credit | Total: 494,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97447467
Const Adj.:	0.99980003
Adj $ / SQ:	165.628
Other Features:	155500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	866142
Depreciation:	228661
Depreciated Total:	637480

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

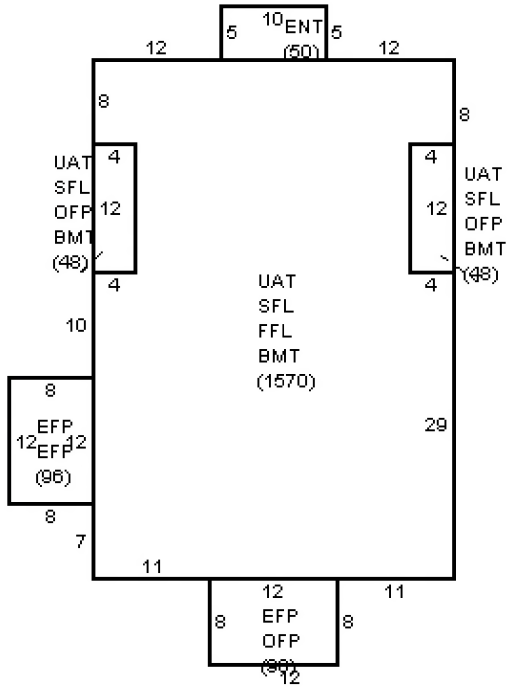
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.63
Special Features:	0	Val/Su Net:	108.99
Final Total:	637500	Val/Su SzAd	197.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,666	65.840	109,684
SFL	Second Floor	1,666	165.630	275,936
FFL	First Floor	1,570	165.630	260,035
UAT	Upper Attic	417	115.940	48,289
EFP	Enclos Porch	288	36.670	10,561
OFP	Open Porch	192	25.090	4,817
ENT	ENTRY	50	26.390	1,320
	Net Sketched Area:	5,849	Total:	710,642
Size Ad	3236	Gross Are	7098	FinArea 4486

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	34X24	A	AV	1915	18.06	T	40	104			8,800			8,800

More:	N	Total Yard Items:	8,800	Total Special Featues:		Total:	8,800